

**MINUTES OF THE DRAPER CITY ZONING ADMINISTRATOR HEARING HELD ON
MONDAY JUNE 1, 2020 IN THE DRAPER CITY ADMINISTRATIVE CONFERENCE
ROOM**

STAFF PRESENT: Jennifer Jastremsky and Travis Van Ekelenburg

OTHERS PRESENT: Lynn McMillan and Doug Watson

Business Meeting:

Jennifer Jastremsky, Senior Planner, called the meeting to order at 4:06 p.m.

1. Electronic Meeting

This meeting will be an electronic meeting pursuant to Draper City Resolution #14-54. As restrictions take place across the State for limiting public gatherings, we want to make sure everyone interested in participating in meetings can do so in a manner they feel most comfortable.

- Listen through our website – <https://www.draper.ut.us/95/Agendas-Minutes>
- Email your comments to planning.comment@draper.ut.us by noon on the day of the meeting. These will become part of the public record.
- If you wish to speak during the Public Comment or Public Hearings portion of the meeting please send a request for the Zoom Meeting ID to planning.comment@draper.ut.us by noon, on the day of the meeting.

2. Public Hearing: McMillan Minor Subdivision (Administrative Action)

On the request of Lynn McMillan for approval of minor subdivision for approximately 1.88 acres located at 13372 South Ranchero Drive within the RA2 (Residential Agricultural 20,000 square foot lot minimum) zone. Staff Contact: Travis Van Ekelenburg, 801-576-6522, travis.vanekelenburg@draper.ut.us.

Travis Van Ekelenburg, Planner II, provided an introduction of the Item including details concerning the property and its location as well as the applicant's request. He stated that Staff has found the application complies with Draper City Municipal Code and recommends approval of the request based on the findings and subject to the recommended conditions.

Ms. Jastremsky asked if the applicant had a chance to read the Staff Report and review the conditions of approval.

Lynn McMillan, Applicant, asked if there is a problem with the private lane being 25 feet rather than 20 feet.

Ms. Jastremsky explained that the issue was not with the lane being that wide but that the house had to be 30 feet from the right of way easement. She clarified that she did not need to cut the asphalt off, but the easement had to be 30 feet from the home.

Ms. McMillan pointed out she already had a street lamp on the property that she has paid for since 2000 and inquired if that was sufficient to meet the requirement for a street lamp.

Ms. Jastremsky responded that she was not sure. She asked if the applicant's engineer could provide details on the location of the streetlight's location and the Engineering Department could determine if it met the requirements.

Ms. McMillan asked if her street lamp could be included in the assessment in lieu.

Ms. Jastremsky stated they might be able to include the streetlight in the assessment in lieu since street lamps are typically part of public right of way improvements. She shared that Mr. Van Ekelenburg would get in touch with the Engineering Department to verify if any streetlights on 134th Street were included in the assessment in lieu. She clarified that the conditions of approval were written to allow for the applicant to either meet the street light requirements or acquire the assessment in lieu.

Ms. McMillan asked if someone could make the back lot smaller if she decided to sell it.

Ms. Jastremsky responded they would have to obtain a rezone to a smaller lot size. She remarked that she would not anticipate a request like that to be approved in that area.

Ms. Jastremsky opened the meeting up for public comments.

Doug Watson inquired what the size of the property was and what the final sizes would be for each of the three lots.

Mr. Van Ekelenburg replied that each lot would be over 20,000 square feet. He pointed out that the zone had a half-acre minimum.

Ms. Jastremsky closed the public hearing.

Ms. Jastremsky approved the minor subdivision request by Lynn McMillan for minor subdivision application SUB-296-2017 based on the findings and subject to the conditions listed in the Staff Report and dated May 27, 2020.

Ms. Jastremsky adjourned the June 1, 2020 Zoning Administrator Hearing at 4:19 p.m.